

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026074671 4 PG(S)**

6/2/2026 2:10 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3502024

Prepared by and Return to:
Amanda Crane
Suncoast One Title & Closings, Inc.
4044 North Access Road
Englewood, FL 34224

Doc Stamp-Deed: \$2,450.00

File No.: ENG-2026-3067
Parcel ID Number: 1001006127

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of May, 2026 between Donald L. Ashmus, an unmarried man, Nicole M. Buikema a/ka Nicole Ashmus, a married woman, and Tracy A. Ashmus, a single woman, whose post office address is 333 N. Catherine Avenue, LaGrange Park, IL 60526, of the County of Kankakee, State of Illinois, Grantors, to Quiet Corner Holdings, LLC, a Florida Limited Liability Company, whose post office address is 4177 Allure Lane, North Port, FL 34287, of the County of Sarasota, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Lots 26 and 27, Block 61, Fourth Addition to Port Charlotte Subdivision, according to the plat thereof, as recorded in Plat Book 11, Page(s) 32, 32A through 32H, of the Public Records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Anesha Gresham
WITNESS 1 SIGNATURE
Anesha Gresham

PRINT NAME
548 Cook Blvd

ADDRESS
12. 60915 Bradley IL, 60915

Nicole T Walker
WITNESS 2 SIGNATURE
Nicole T Walker

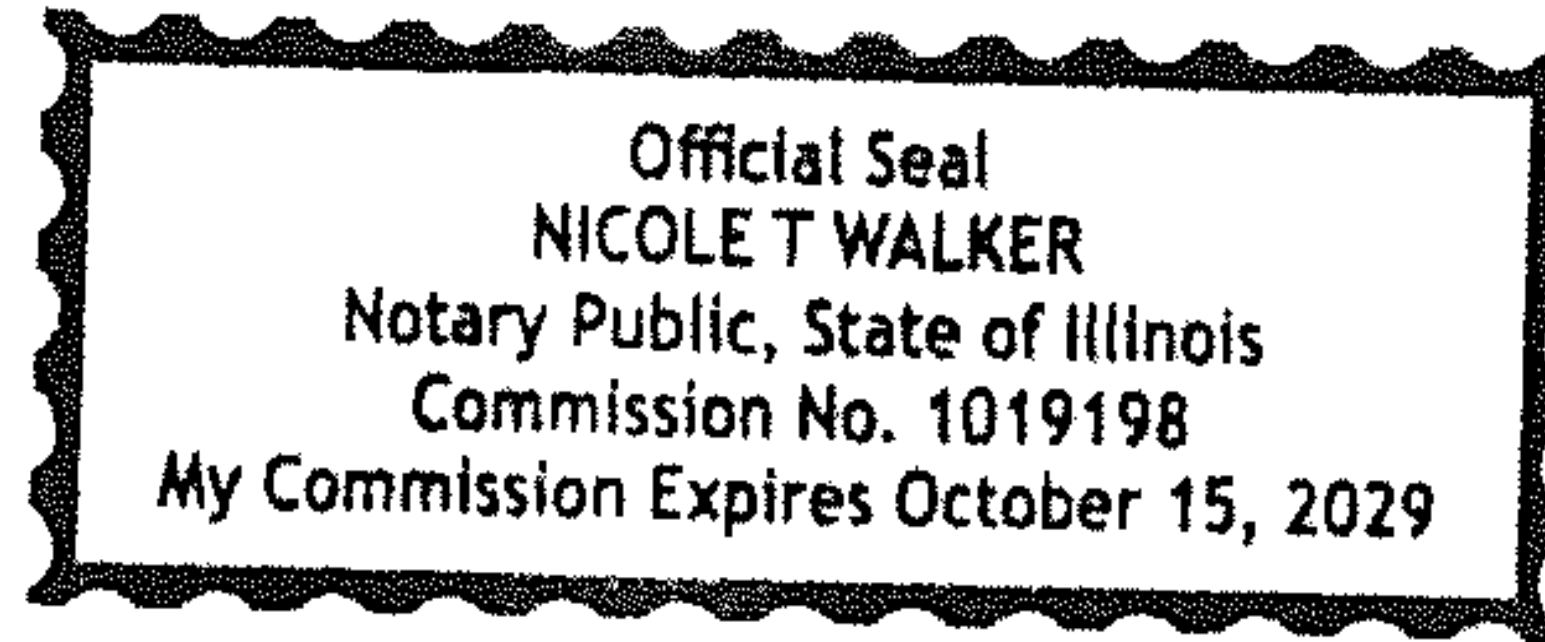
PRINT NAME
26109 S. Locust Pl, Muncie Illinois 60449
ADDRESS

STATE OF Illinois
COUNTY OF Kankakee

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 28 day of May, 2026, by Donald L. Ashmus, (☐) who is/are personally known to me or (☒) who has/have produced Drivers License as identification.

Nicole T Walker
Signature of Notary Public

Nicole T. Walker
Print, Type/Stamp Name of Notary



Signed, sealed and delivered in our presence:

Robin Fulghum

WITNESS 1 SIGNATURE
Robin Fulghum

PRINT NAME

ADDRESS

13518 Deer Creek Rd Ashland, VA 23005

WITNESS 2 SIGNATURE

Andrew Ray Yon

PRINT NAME

11357 Nuckols Rd #1087

ADDRESS

Glen Allen, VA 23059

STATE OF Virginia

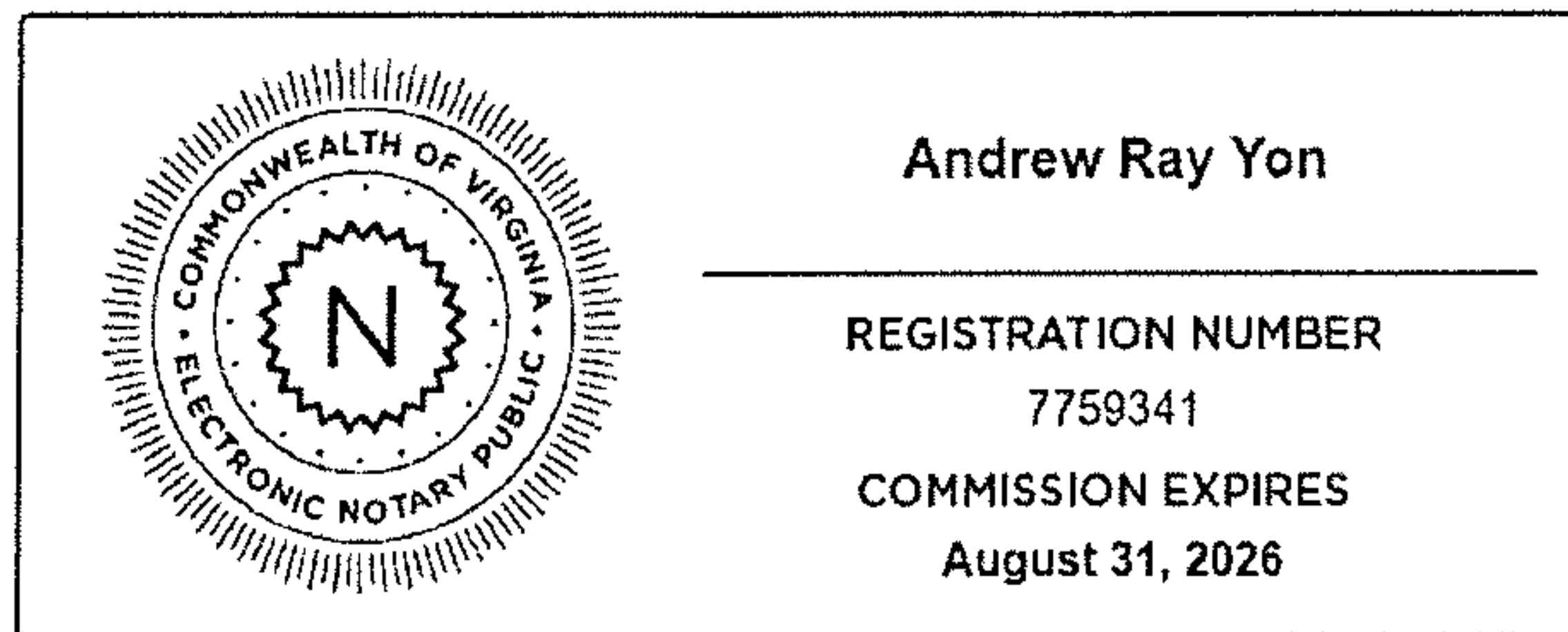
COUNTY OF Hanover

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 28th day of May, 2026, by Nicole M. Buikema a/ka Nicole Ashmus, ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

Signature of Notary Public

Andrew Ray Yon

Print, Type/Stamp Name of Notary



Notarized by USA Notary Services LLC using online audio/video communication

Signed, sealed and delivered in our presence:

Robin Fulghum

WITNESS 1 SIGNATURE
Robin Fulghum

PRINT NAME

ADDRESS 13518 Deer Creek Rd Ashland, VA 23005

[Signature]

WITNESS 2 SIGNATURE
Andrew Ray Yon

PRINT NAME

11357 Nuckols Rd #1087

ADDRESS Glen Allen, VA 23059

STATE OF Virginia
COUNTY OF Hanover

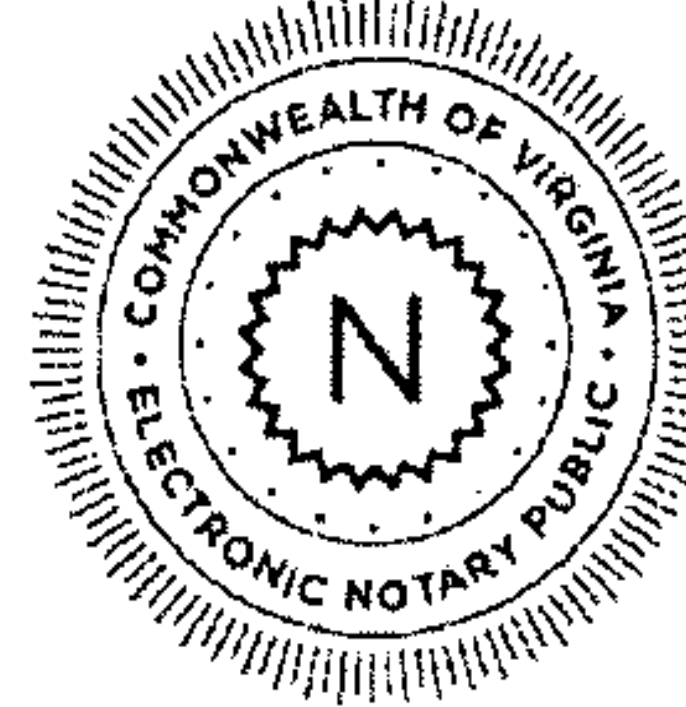
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online
notarization, this 28th day of May, 2026, by Tracy A. Ashmus, ☐ who is/are personally known to me or ☒
who has/have produced Driver's License as identification.

[Signature]

Signature of Notary Public

Andrew Ray Yon

Print, Type/Stamp Name of Notary



Andrew Ray Yon

REGISTRATION NUMBER

7759341

COMMISSION EXPIRES

August 31, 2026

Notarized by USA Notary Services LLC using online audio/video communication